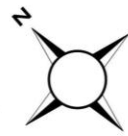
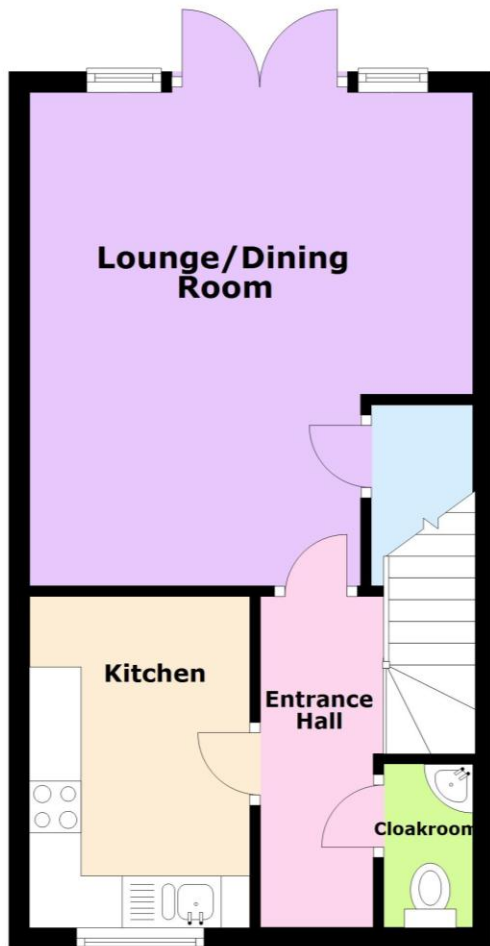


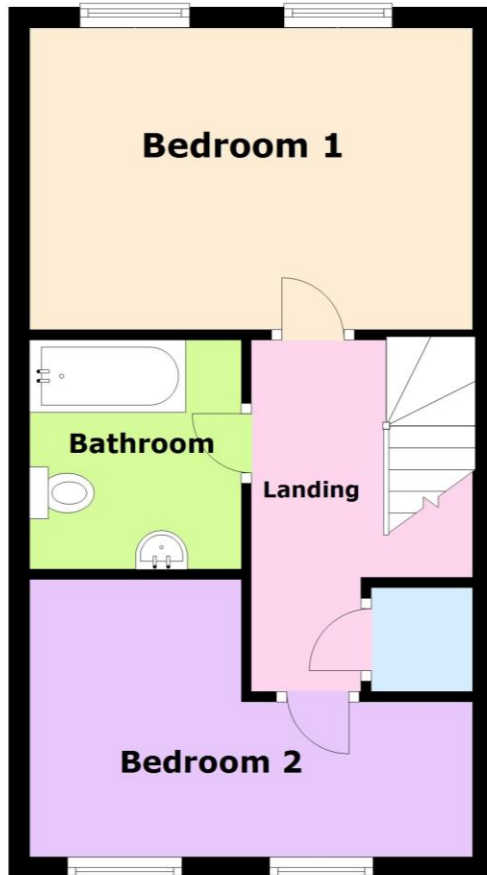
Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Church Street Irthlingborough NN9 5FS Leasehold (Shared Ownership 50%) £120,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered with no upward chain is this modern and very well presented stone and brick two bedroomed mid terraced property offered on a 50% shared ownership basis enjoying views of the historic St. Peters Church with shops and amenities close by. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers low maintenance gardens and off road parking for one car to the rear. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms, bathroom, front and rear gardens and off road parking.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, extractor, laminate flooring.

Kitchen

10' 6" x 7' 0" (3.2m x 2.13m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, stainless steel built-in oven, gas hob, extractor, plumbing for washing machine, fridge/freezer, concealed wall mounted gas boiler serving domestic hot water and central heating systems, laminate flooring, radiator.

Lounge/Dining Room

15' 8" x 14' 3" max. (4.78m x 4.34m)

French door with side screens to rear aspect, telephone and T.V. points, laminate flooring, under stairs storage cupboard, radiator, wooden panelled wall.

First Floor Landing

Loft access, radiator, storage cupboard, doors to:

Bedroom One

14' 2" x 9' 7" (4.32m x 2.92m)

Window to rear aspect, radiator, T.V. point.

Bedroom Two

14' 2" x 8' 9" (4.32m x 2.67m) 'L' shaped

Window to front aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, shaver point, spotlights to ceiling, window to side aspect, extractor, vinyl flooring.



Outside

Front - Laid with slate chippings, tiered with sleepers, outside tap and light, enclosed by low stone walling.

Rear - Paved patio, artificial lawn, decking area, wooden shed, wooden seated area with power, enclosed by wooden panelled fencing, rear gated access leading to allocated parking for one car.

Material Information

The property Tenure is Leasehold. We understand there are 120 years remaining on the lease, the rent and service charge to include building insurance is approximately £280 payable monthly. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

